

Message

---

**From:** Swenson, Daniel P SPL [Daniel.P.Swenson@usace.army.mil]  
**Sent:** 2/20/2015 8:15:55 PM  
**To:** Mahdavi, Sarvy [Mahdavi.Sarvy@epa.gov]  
**CC:** Pankratz, Shannon L SPL [Shannon.L.Pankratz@usace.army.mil]; Goldmann, Elizabeth [Goldmann.Elizabeth@epa.gov]  
**Subject:** FW: Petersen Ranch -EPA questions (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

Sarvy,

I'm working with Shannon and Aaron Allen to review the Peterson Ranch BEI. I noticed you had mentioned cabins-for-rent in your e-mail to Shannon below. Did you ever obtain additional information on the sponsor's plans to build cabins?

sincerely,

Daniel P. Swenson, D.Env.  
Chief, LA & San Bernardino Counties Section

Department of the Army  
Los Angeles District, U.S. Army Corps of Engineers  
915 Wilshire Boulevard, Suite 930  
ATTN: Regulatory Division, CESPL-RG  
Los Angeles, California 90017-3401

213-452-3414  
213-452-4196 fax  
<http://www.spl.usace.army.mil/Missions/Regulatory.aspx>

-----Original Message-----

From: Mahdavi, Sarvy [mailto:Mahdavi.Sarvy@epa.gov]  
Sent: Tuesday, January 27, 2015 1:44 PM  
To: Pankratz, Shannon L SPL  
Subject: [EXTERNAL] FW: PR -EPA questions

Hi Shannon, good talking to you today.  
Just to keep you in the loop:

As I suspected, sounds like there will be duck hunting on Peterson property.. pls see email below.

I will review the Permitted Use section, but I think we should discuss that at IRT so everyone is comfortable.

Also, I believe they intend to build cabins-for-rent in the shaded regions mapped within the boundary of the property (but not part of the mitigation site). I have asked Nate to provide additional information regarding future uses on areas contiguous with the proposed bank.

Sarvy

From: Nate Bello [mailto:bello@wra-ca.com]  
Sent: Tuesday, January 27, 2015 1:21 PM  
To: Mahdavi, Sarvy  
Cc: Julie Vandermost Beeman  
Subject: Re: PR -EPA questions

Hi Sarvy,

We can still have a call if you and Julie wish, but some of these questions may be better answered in email. See my comments below:

1. The 320 acre SCE easement is mitigation site located within the Petersen Ranch Bank boundary. The property is owned by Land Veritas and a conservation easement has been recorded over this area. This 320 acres will be managed as part of the overall mitigation bank, and as such is included in Phase I of the Bank but has been excluded from crediting. See the "Existing Easements" section of the LTMP (Exhibit D-5) for language.

2. In short, these "Not a Part" areas contain existing infrastructure, or are being reserved for future uses of the Property Owner. We prepared a write up as part of our "Response to Comments" on the Prospectus, although our response may need to be updated slightly. We will follow up with you to present this information in more detail.

3. It is intended that the Property Owner can continue to hunt all game on the property, see the Permitted Uses section of the LTMP (Exhibit D-5) and the Reserved Rights section of the Conservation Easement (Exhibit E-4) for language.

4. See Appendix B of the Long-term Management Plan in Exhibit D-5 of the DBEI

Nate

Nathan Bello | Conservation Biologist/Planner | d: 415.524.7238 | o: 415.454.8868 x 1800 | c: 916.508.4993 | bello@wra-ca.com <mailto:bello@wra-ca.com>

WRA, Inc. | www.wra-ca.com <http://www.wra-ca.com/> | 2169-G East Francisco Blvd., San Rafael, CA 94901 | San Diego | Fort Bragg | Denver

Please note my new DIRECT LINE and extension.

On Tue, Jan 27, 2015 at 12:07 PM, Mahdavi, Sarvy <Mahdavi.Sarvy@epa.gov> wrote:

Julie and Nate,

Few questions I have on the PR DBEI. Please let me know if you'd like to discuss. Thanks - Sarvy

1- SCE property as part of PR property. Would you please explain the association with SCE? Is the site owned/ lease? Is there a conservation easement? What are the conditions of the relationship with SCE? Do they get road access through this mitigation bank? What type of activity currently and in the future take place with regard to SCE and how will that affect the bank?

2- Various areas shown as "not part of the property". Please list activities taking place at each of the sites and describe the future plans for each site? Also, please explain if there are easements or deed restrictions associated within?

3- I couldn't remember if duck hunting was still taking place on the property? If so, do you plan to continue in the future?

4- You mentioned there was a Grazing Plan included in the DBEI; would you please point me to it? Thanks.

Classification: UNCLASSIFIED  
Caveats: NONE

Classification: UNCLASSIFIED  
Caveats: NONE

Classification: UNCLASSIFIED  
Caveats: NONE